



COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

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DATE: May 7, 2004

TO: File/Applicant

FROM: Planning & Development Services Function

SUBJECT: Site Development Permit PA04-0034 for Capistrano Unified School District

LOCATION: 30251 Sienna Parkway in Ladera Ranch

PROJECT DESCRIPTION:

The project is a public elementary school. Although this project is exempt from local zoning regulations per State Law, the School District wishes to comply with local regulations as much as possible. Thus, a site development permit application was submitted to help identify those regulations.

ANALYSIS:

The subject 7-acre project site is governed by the zoning regulations of the Orange County Zoning Code and the Ladera Planned Community. The Community Facility Regulations are attached in Appendix A.

The project will require a grading permit and, for any work within adjacent public streets, an encroachment permit.

The School District should reconstruct the median on Sienna Parkway at the full access driveway to provide left turn access to the site per PFRD Standard Plan 1119 and, in addition, provide handicap ramps on Sienna Parkway at that location.

Conditions of approval applicable to this project are attached in Appendix B.

Please contact me at (714) 834-2099 if I can be of further assistance.

Frank McGill, Senior Planner
Current Planning Services Division

Attachments

